085.0	0006	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,400 / 672,400
					USE VALUE:	672,400 / 672,400
					ASSESSED:	672,400 / 672,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSILVIO JOHN A ETAL/ TRS	
Owner 2:	CONSILVIO STREITBURGER FAMILY	
Owner 3:	TRUST	
Street 1:	37 CRESCENT HILL AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CONSILVIO JOHN A/ETAL -
Owner 2:	STREITBURGER JAN S -
Street 1:	37 CRESCENT HILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	273,400		399,000	672,400
Total Card	0.115	273,400		399,000	672,400
Total Parcel	0.115	273,400		399,000	672,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.04 | /Parcel: 414.04

Legal Description

User Acct 54112

GIS Ref

GIS Ref

Insp Date 08/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,400	0	5,000.	399,000	672,400		Year end	12/23/2021
2021	101	FV	264,900	0	5,000.	399,000	663,900		Year End Roll	12/10/2020
2020	101	FV	252,500	0	5,000.	399,000	651,500	651,500	Year End Roll	12/18/2019
2019	101	FV	200,300	0	5,000.	393,300	593,600	593,600	Year End Roll	1/3/2019
2018	101	FV	209,000	0	5,000.	302,100	511,100	511,100	Year End Roll	12/20/2017
2017	101	FV	209,000	0	5,000.	285,000	494,000	494,000	Year End Roll	1/3/2017
2016	101	FV	209,000	0	5,000.	262,200	471,200	471,200	Year End	1/4/2016
2015	101	FV	196,800	0	5,000.	245,100	441,900	441,900	Year End Roll	12/11/2014

!6982!

PRINT

Date	Time
12/30/21	04:49:21

LAST REV

Date	Time
06/29/20	09:56:27
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6982

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSILVIO JOHN	1549-163	1	9/24/2019	Convenience	1	No	No		
LINEKIN DOROTHY	1124-103		3/31/1994		156,000	No	No		Y

USER DEFINED

Prior Id # 1:	54112
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	972	Add Bath	21,100	C				
9/25/1997	431	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2020	Permit Visit	DGM	D Mann
8/30/2018	Meas/Inspect	BS	Barbara S
11/15/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing N/C	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29655170
Const Adj.:	1.00989902
Adj $ / SQ:	170.220
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396203
Depreciation:	122823
Depreciated Total:	273380

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

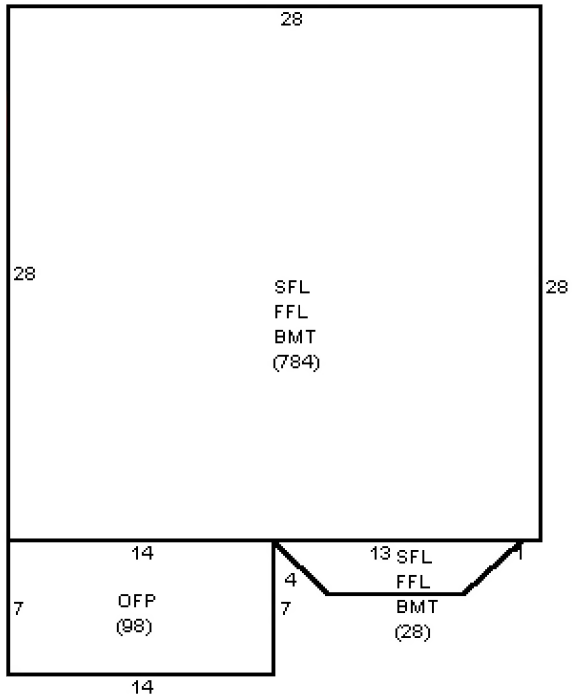
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.22
Special Features:	0	Val/Su Net:	107.89
Final Total:	273400	Val/Su SzAd	168.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	812	51.070	41,466
FFL	First Floor	812	170.220	138,219
SFL	Second Floor	812	170.220	138,219
OFP	Open Porch	98	33.670	3,299
	Net Sketched Area:	2,534	Total:	321,203
Size Ad	1624	Gross Area	2534	FinArea 1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

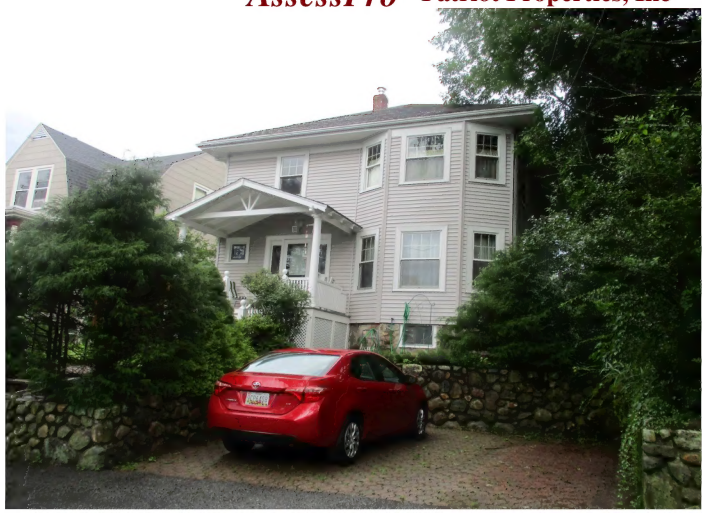
SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc